

# Retail and Office Space For Lease

3548 S. Hills Ave - Westcliff Shopping Center  
Fort Worth, Texas 76109

TCU

Albertsons



LANCARTE  
COMMERCIAL

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107  
817.409.4040



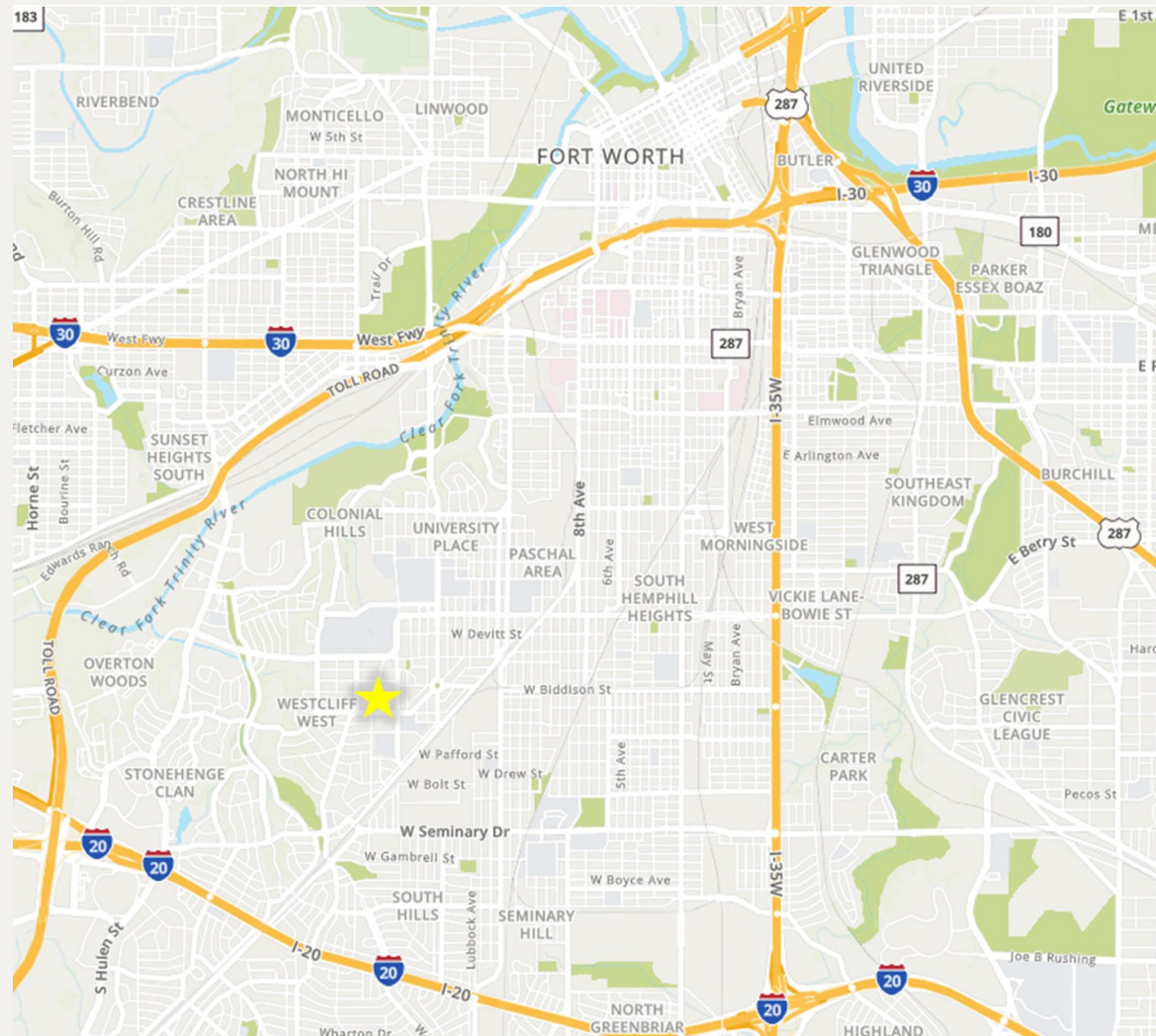
# Property Overview

Just three blocks from Texas Christian University and adjacent to brand new condominiums, this family friendly location makes Westcliff Shopping Center a desirable location. The surrounding neighborhood feeds into great schools like Tanglewood Elementary, McLean Middle School, and Paschal High School. W is centrally located and nearby large attractions like the Fort Worth Zoo and Colonial Country Club where the Charles Schwab Challenge is held annually. Additionally, Westcliff is between I-20 and I-30 offering easy access to the entire DFW metroplex.

Westcliff Shopping Center is anchored by Albertson's, a strong and established chain of grocery stores. Westcliff Shopping Center meets your retail and shopping needs.

## PROPERTY FEATURES

- Total Rentable SF: 136,185 SF
- Available SF: Approx 52,414 SF
- Max Contiguous (Inline): 3,600 SF
- Range Available (Inline): 805 - 3,600 SF
- Year Built / Renovated: 1955/1999
- Land Size: 10.3 AC ( 3 Parcels)
- 38,500 SF of Office
- 2,700 SF and 1,300 SF Standalone Buildings



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RELENTLESSLY PURSUING WHAT MATTERS.

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## SITE PLAN



## PRICING

- Contact Broker

## AVAILABLE SUITES

SUITE	SIZE	NOTES
3517	1,200	Open floor plan
3511	805	Open floor plan
5	1,800	Break area, 1 restroom, 3 offices, open reception. Ideal office space
9	1,800	Reception area, 1 restroom, large open area
10	3,600	2nd gen clinic, multiple exam rooms, 2 restrooms, reception
17	1,794	Plumbing lines ran for kitchen space, 2nd gen restaurant space, 2 ADA restrooms
18	920	Ventahood, small grease trap, former donut shop, commercial grade sink
3524	2,700	Across the street from brand new condos, Open floor plan, former service station. This space would make a great restaurant.
3584	38,500	Fully sprinklered, former Cook's Childrens call center. Ideal concept for large office, gym, or entertainment.



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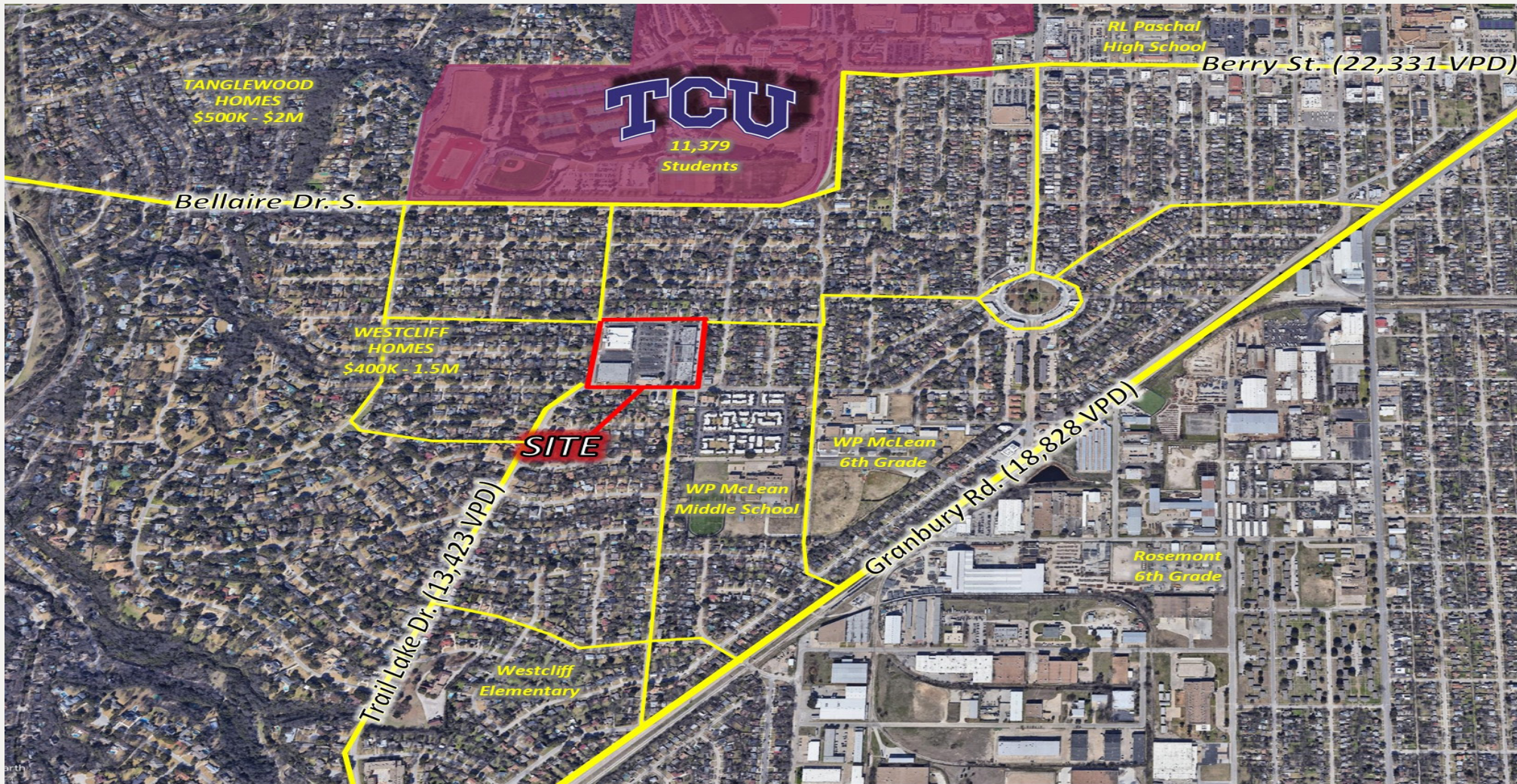
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## NEIGHBORHOOD AERIAL MAP



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## RETAIL AERIAL MAP



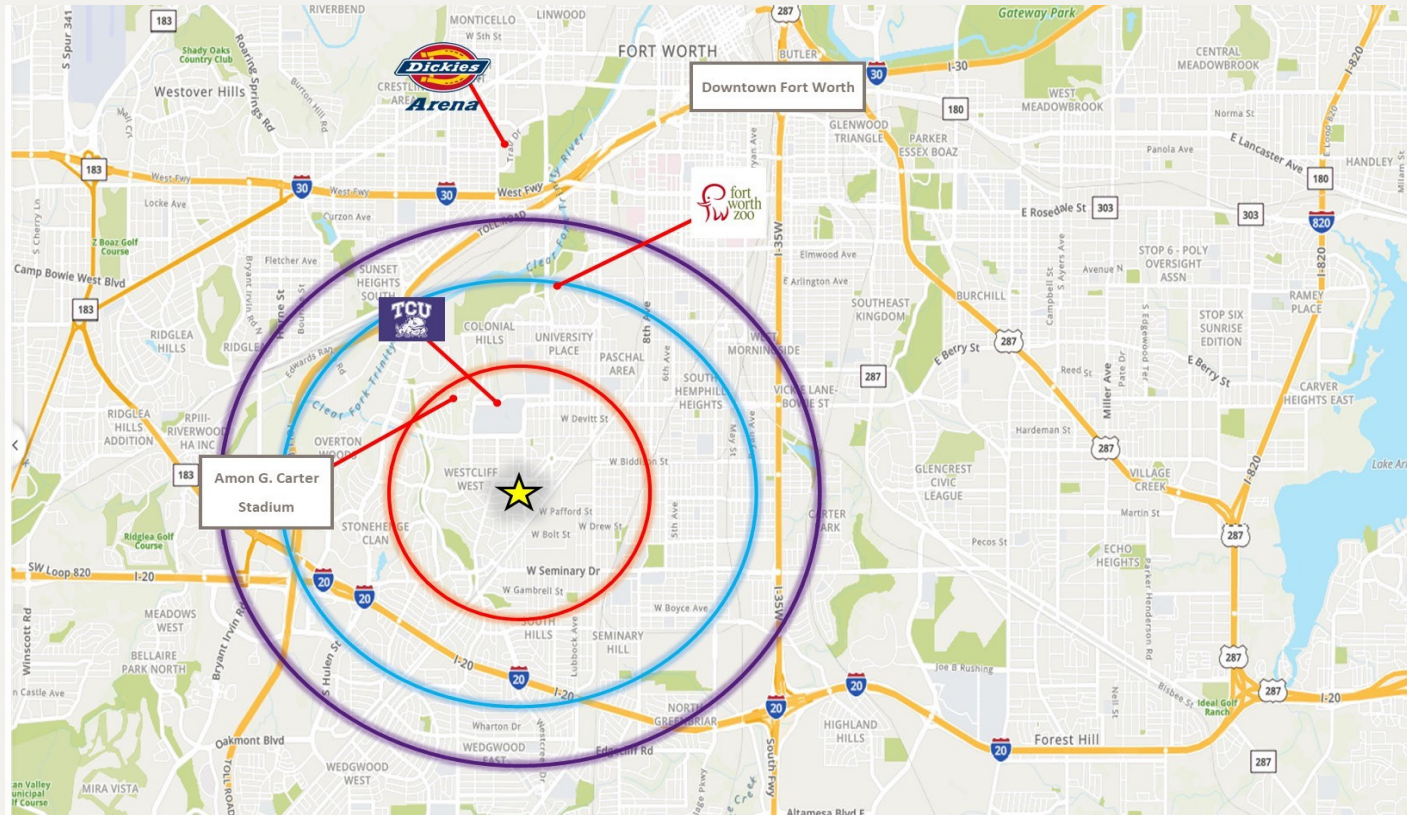
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# Location Overview

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Median Home Value	\$402,720	\$226,800	\$217,282
2021 Population	9,877	122,761	314,075
Households	3,845	46,382	123,176
Daytime Pop.	5,713	61,963	185,773
Avg HH Income	\$104,941	\$85,199	\$84,123

### DRIVE TIMES TO ENTERTAINMENT

- 6 minute drive to the Fort Worth Zoo
- 10 minute drive to Dickies Arena
- 13 minute drive to Downtown
- Short walk to Amon G. Carter stadium



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## EXTERIOR PHOTOS



## LOOKING NORTH EAST



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# WESTCLIFF

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TENANT PROFILES



# Tenant Profiles

Albertsons is a leading food and drug retailer. The store is a strong, national tenant that is committed to helping people across the country live better lives by making a meaningful difference, neighborhood by neighborhood.

Dollar General delivers everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, basic apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with high-quality private brands.



WESTCLIFF GROCERIES





# Tenant Profiles

THE POOL DEPOT



PANTHER CITY TAX



ACE HARDWARE



PROFESSIONAILS



MAM' ZELLE



## WESTCLIFF RETAIL

The Westcliff Shopping Center offers unique retail options such as The Pool Depot, Panther City Tax, Ace Hardware, Custom Cuts Hair Design, Professionails, Dian Clough West Dance, and Mam' Zelle Beauty Salon.

DIAN CLOUGH WEST DANCE



CUSTOM CUTS HAIR



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# Tenant Profiles

The Westcliff Shopping Center is home to Fort Worth's beloved Cafe Bella. This Italian restaurant offers delicious classic dishes with fresh vegetables and an organic meat base. Cafe Bella was established in 2000 and has made the Best of Fort Worth Magazine in 2019 and 2020.



## WESTCLIFF RESTAURANTS

### CAFE BELLA



### HOTWORX



HOTWORX is a virtually instructed exercise program created for users to experience the many benefits of infrared heat absorption, while completing a 30-minute Isometric workout or 15-minute High Intensity Interval Training (HIIT) session.



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